

Rezoning – Planned Commercial District (PCD)

NORTHGATE COMMERCE DISTRICT

Village of Sunbury, Ohio

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SECTION I–
Development Overview

I. Introduction

The Northgate Commerce District is a dynamic, impactful, new development in the Village of Sunbury. Initially encompassing 250.73 acres of land south of and parallel to US Route 36/Ohio State Route 37 between US Interstate Route 71 to South Galena Road.

Northgate Commerce District contemplate the construction of the following:

- A new interchange on US Interstate 71
- Sunbury Parkway from US Interstate 71 east to South Galena Road.
- Regional commercial developments at the new Sunbury Parkway – Interstate 71 Interchange.
- Parallel and redundant road networks south of current US Route 36/ Ohio State Route 37
- Pedestrian connectivity from the historic village center to retail opportunities at the new interchange
- Centralized sanitary and water utilities from the Village of Sunbury
- Significantly increased real estate and employment tax base for the Village of Sunbury

Northgate Commerce District will enable Sunbury to share in and guide economic development opportunities which will occur at the intersection of the new Sunbury Parkway-Interstate 71 interchange. Northgate Commerce District will be nothing less than the new front door entrance to the Village of Sunbury, and is intended to be a first-class entrance and primary gateway to the Village of Sunbury. Sunbury Parkway will be the spine on which the Northgate Commerce District will be organized. As such, it is intended, by the applicant and the Village of Sunbury, that Sunbury Parkway and Northgate Commerce District be developed in accordance with the best practices as to use, design, engineering, access management, pedestrian and vehicular movement and interactions, economic and aesthetic considerations and sustainability.

II. Location and Size

- A. The site is located completely within the Village of Sunbury and Delaware County.
- B. The site is ±250.73 acres in area, measuring ±2,300’ in the north/south direction and ±5,350’ in the east/west direction.

- C. The site is located approximately 3,000’ south of State Route 37/US Route 36, between Interstate 71 and South Galena Road, with the southern boundary abutting Cheshire Estates subdivision.

III. Existing Conditions and Character

- A. The site is generally rectangular in shape.
- B. The site generally drains from west to east toward the Little Walnut Creek.
- C. The site is located entirely out of the 100 year floodplain.
- D. Large stands of trees exist on the western portion of the site, along Interstate 71. Tree Rows bisect the property along agricultural fields and along drainage ways.
- E. The site is generally flat; there are no steep slopes on the site.
- F. An electric easement exists in the northeast portion of the site, with one (1) tower.
- G. Several houses and agricultural buildings exist on the eastern portion of the site near South Galena Road.

IV. Existing and Proposed Land Uses

- A. Current land uses are rural residential, agriculture and vacant/undeveloped ground.
- B. Surrounding land uses include planned commercial (outlet mall), residential and agricultural uses.
- C. The proposed uses are commercial, residential and open space.

V. Provision of Utilities

- A. All utilities, including sanitary sewer, water, telephone, electric and gas are available at this site or will be extended to this site.

- B. All utilities will be designed and constructed to meet the standards established by the village of Sunbury, Delaware County and/or the State of Ohio.
- C. A comprehensive storm water management system will meet the Village of Sunbury design criteria.

VI. Access and Circulation

- A. Sunbury Parkway will be an east-west arterial connection between Interstate 71 and South Galena Road.
- B. Wilson Road will extend southward from the current location near the outlet mall to Sunbury Parkway, continuing south to the southern property line.
- C. A new interchange will provide access from Interstate 71 to Sunbury Parkway and the surrounding commercial uses.
- D. A multi-purpose path and sidewalk system will provide pedestrian access throughout the district, while providing regional access.

SECTION II–
Development Standards

I. General Development Standards–All Subareas

A. Applicability of Standards

1. Development standards are addressed in this section regarding public streets, general site design, building design, building materials, landscaping, screening, parking and lighting. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Sections S81.16.01 and SS81.15.11 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio shall apply.
2. The standards presented in this section apply to both Subarea A and B

B. Public Thoroughfares

1. Sunbury Parkway

- a. Sunbury Parkway is intended to be a first-class entrance and primary gateway to the Village of Sunbury, and is the east-west spine on which the Northgate Commerce District shall be developed. As such, it is intended by the applicant and the Village of Sunbury that such street be constructed in accordance with best practices as to design, engineering, access management, pedestrian and vehicular movement and interaction and aesthetic considerations both within the right-of-way and to-from development adjacent to the parkway.
- b. Sunbury Parkway shall extend from Interstate 71 on the West to South Galena Road on the East. Final location and geometry shall be determined upon final engineering. See Exhibit E – Thoroughfare Plan.
- c. Final roadway design and streetscape aesthetics shall be subject to approval as part of a future Final Development Plan. Preliminary design intent for roadway sections and associated streetscape aesthetics is provided in Exhibit I for reference.

2. Wilson Road

- a. Wilson Road is intended to complement Sunbury Parkway as a first-class entrance and primary gateway to the Village of Sunbury. Wilson Road is the north-south spine on which the Northgate Commerce District shall be developed. As such, it is intended by the applicant and the Village of

Sunbury that such street be constructed in accordance with best practices as to design, engineering, access management, pedestrian and vehicular movement and interaction and aesthetic considerations both within the right-of-way and to-from development adjacent to the road.

- b. Wilson Road shall extend from the street stub on the north near the Outlet Mall to Sunbury Parkway, and shall stub to provide access to properties to the south. Final location and geometry shall be determined upon final engineering.
- c. Final roadway design and streetscape aesthetics shall be subject to approval as part of a future Final Development Plan. Preliminary design intent for roadway sections and associated streetscape aesthetics is provided in Exhibit J for reference.

3. Local Commercial Roads

- a. Local commercial roads intended to further complement Sunbury Parkway and Wilson Road as a first-class entrance and primary gateway to the Village of Sunbury. As such, it is intended by the applicant and the Village of Sunbury that such street be constructed in accordance with best practices as to design, engineering, access management, pedestrian and vehicular movement and interaction and aesthetic considerations both within the right-of-way and to-from development adjacent to the road.
- b. Local commercial roads may extend from Sunbury Parkway and Wilson Road to provide access to all subareas. Final location and geometry shall be determined upon final engineering.
- c. Final roadway design and streetscape aesthetics shall be subject to approval as part of a future Final Development Plan. Preliminary design intent for roadway sections and associated streetscape aesthetics is provided in Exhibit J for reference.

4. Multi-Use Pathways

- a. A network of multi-use pathways shall be incorporated throughout the development to accommodate pedestrian and bicycle travel.
- b. See Exhibits E, N, O P and Q for intended pathway locations. Final location and geometry of the multi-use pathways shall be determined upon final engineering.

C. Site Design

1. Building Orientation

- a. Applicability: the development shall comply with the following standards, except that single or multiple building developments located at the intersection of two thoroughfare streets shall comply with the standards in subsection VI, c, 2.
- b. All primary and pad site buildings shall be arranged and grouped so that their primary orientation complements adjacent, existing development.
- c. When there is only one (1) building in a proposed development that will be occupied by a single tenant, such building shall be oriented toward the primary abutting street.

2. Site Layout and Building Orientation at Two Intersecting Thoroughfare Streets (Focal Zones)

- a. Applicability: All new developments located at the intersection of two thoroughfare streets shall comply with this subsection’s site layout and building orientation standards.
- c. Within each intersection quadrant, primary buildings and/or pad site buildings shall be arranged to orient to the thoroughfare streets and to frame the corner at the intersection of the two thoroughfares. Focal Point Required: On each of the four corners of a public thoroughfare or street intersection, developments shall provide a "focal point" within a 200-foot radius from the intersection of the centerlines of the two thoroughfare streets. A "focal point" shall be visible from the intersecting thoroughfare streets and may be either:
 - i. A distinctively designed building, which may include a pad site building, preferably with a vertical element;;
 - ii. An architectural feature that is a minimum of twenty-five feet (25’) tall and a maximum forty-five feet (45’) tall and (e.g., a clock tower, spire, or interesting roof form);
 - iii. Public art or sculpture;
 - iv. Fountains or other water feature;

- v. Public plazas or other open space;
 - vi. Landscape feature.
 - d. Integration: Any of the features listed above may be integrated with major entryway signage for the development.
3. Pad Sites
- a. Intent: The siting and design of smaller retail stores, or “pads,” can create a more inviting appearance in a larger development by visibly reducing the project’s scale and by expanding the range of activities and businesses found within a single development. The location, orientation of the entry, and architecture of pad site buildings also provide opportunities to frame entries into larger storefront spaces closer to the street and creating a street scene. Accordingly, pad site structures shall be compatible with the main buildings on a commercial site. The layout of pad site buildings shall relate coherently to the public street and surroundings (outward) as well as to the main center (inward), and specific citing decisions shall further the general intent of creating a “sense of place,” focal points, site amenities, and arrival into the commercial center.
 - b. Building Orientation on Pad Sites: The primary façade of a building located on a pad site, typically the facade containing the primary customer entrance, may be oriented in a variety of ways, including, without limitation, toward the primary access street, toward an internal “main street,” framing a primary entrance to the development or center, toward the side (especially when that side faces another pad site building), or toward the interior of the center.
4. Site Amenities
- a. Site amenities and gathering places can vary widely in size, in type, and in degree of amenity. Buildings, trees, walls, topography, and other site features within a commercial and/or multi-family residential development should be oriented and arranged to enclose such gathering places and lend a human scale.
 - b. New commercial and multi-family residential developments with a parking ratio of less than 5 spaces per 1000 square feet of gross floor areas shall provide a minimum of 15 square feet of site amenities, open areas, and public gathering places for each 10 parking spaces. If

- less than 10 spaces are required for the entire development, then no site amenity is required.
- c. New commercial and multi-family residential developments with a parking ratio of 5 per 1000 square feet of gross floor area or greater shall provide the minimum of 20 square feet of site amenities, open areas, and public gathering places for each 10 parking spaces. If less than 10 spaces are required for the entire development, then no site amenity is required.
 - d. Site amenities may consist of any of the following:
 - i. Patio or plaza with seating area;
 - ii. Mini-parks, squares, or greens;
 - iii. Bus stops;
 - iv. Customer walkways or pass-through containing window displays;
 - v. Water feature;
 - vi. Clock tower; and/or
 - vii. Public art;
 - viii. Any other similar, deliberately shaped area and/or focal feature that, in the city’s judgment, adequately enhances such development and serves as a gathering place.
 - e. Aggregations Allowed: In commercial and/or multi-family developments containing more than one building, the required area may be aggregated into one larger space, provided such space is within easy walking distance of the major tenant(s) in the development.
 - f. Site Amenities as Focal Points: A site amenity may qualify as a required focal point, provided the site amenity meets all applicable requirements for focal points as defined.

D. Building Design and Materials

- 1. Building Massing and Style
 - a. Building entrances shall be architecturally emphasized.

- b. Any building elevation exceeding a width of 50 feet visible from a public street must include vertical elements, such as piers, or other façade treatments to break up the plane of the building frontage; these elements shall be spaced at intervals of 30 to 50 feet horizontally along the building frontage.
 - c. Buildings shall have a tri-partite organization, meaning they shall be designed with a base, middle and cap.
 - d. The height of multi-story buildings shall be divided into street level and upper levels with the character of the first and upper stories clearly distinguished. Traditional pedestrian-scale elements, such as awnings, canopies, quoins, cornices, header courses, or building string courses shall be incorporated into the overall architectural design.
 - e. Drive Through windows or canopies shall be attached to the principal building and located at the rear or side of the building. Drive through windows or canopies shall be integrated into the buildings architecture.
 - f. All buildings shall receive four sided architectural treatment recognizing that where elevations face public use areas are predominant and other elevations are and may be secondary in architectural treatment.
 - g. Building additions, whether attached or detached, shall be of the same or similar or complementary style, design, materials and construction as the primary structure.
 - h. The minimum roof pitch on a roof which is the primary roof for the structure shall be 6-12, with a minimum 12 inch eave overhang.
 - i. Flat roofs are permitted but must include a parapet.
 - j. Rooftop mechanical equipment shall be screened from view from adjacent property at grade.
3. Permitted Building Materials
- a. Permitted building materials include wood, cementitious siding (HardiPlank or similar), composite siding (SmartSide or similar), manufactured stone, natural stone, brick, thin brick, quik-brik, architectural concrete masonry units (DesignBLOK products or similar), architectural precast concrete materials, stucco, EIFS, architectural metal panels, glass and tile.

- b. Untreated masonry block structures and buildings featuring an exterior finish entirely of glass are prohibited.
 - c. The use of reflective or mirrored glass is prohibited.
 - d. Awnings may be comprised of fabric or other complementary materials and shall not be internally illuminated.
4. Permitted Pitched Roof Materials
- a. Permitted materials for roofs include dimensional asphalt shingles, natural and faux slate, cedar, standing seam metal and tile. Shingles shall be at a minimum, medium weight dimensional or dimensional-look.
5. Windows and Doors
- a. Slightly tinted (<20% tint from clear) windows are be permitted. Reflective glass is prohibited, however, low-emissivity (Low-E) coatings are permitted.
 - b. A consistent rhythm between solids and openings shall be maintained on upper floors, which shall have punched vertical windows with headers and sills.
 - c. A primary building frontage shall incorporate at least one main entrance door or the appearance of one main entrance door. For a building located on a corner, one main entrance door may be located so as to meet the requirement for both building frontages.
6. Permitted Colors
- a. Earth Tones, muted hues and natural tones are permitted as the basic color palette, with brighter hues permitted as accent features on building elements such as awnings, doors, trim and other architectural pediments.

E. Off-Street Parking and Loading Standards

1. Access Aisle
- a. An aisle to serve adjacent loading spaces shall have a minimum width of fifteen (15) feet.
 - b. The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking space:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
80°+	twenty-four (24) feet – two way
50° to 80°	seventeen (17) feet - one way twenty-two (22) feet – two way
<50°	thirteen (13) feet – one way
0° or parallel	thirteen (13) feet – one way Twenty (20) feet – two way

2. Parking Space Dimensions

- a. Angled and 90° Parking Spaces:
Shall be a rectangular area of not less than nine (9) feet in width and not less than eighteen (18) feet in depth.
- b. 0° or Parallel Spaces:
Shall be a rectangular area of not less than eight (8) feet in width and not less than eighteen (18) feet in depth, a shared maneuvering area of not less than four (4) feet in width shall be provided for up to two (2) parking spaces.

3. Drive-up Stacking Spaces

- a. For each drive-up unit associated with a use, stacking spaces, the size of a regular parking space, shall be provided.
- b. The area required for these stacking spaces is exclusive of any required off-street parking space and is dependent on the total number of drive-up units as follows:

<u>Restaurants, drive-through beverage stores and automatic car washes</u>	
1 Unit	8 stacking spaces
2 Units	12 stacking spaces
3 Units	18 stacking spaces
4 Units	23 stacking spaces
5 Units+	25 stacking spaces

<u>Self Service Car Wash</u>	
1 Unit	2 stacking spaces
2 Units	4 stacking spaces
3 Units	6 stacking spaces
4 Units	8 stacking spaces
5 Units+	10 stacking spaces

<u>Bank with Drive-up Teller</u>	
1 Unit	6 stacking spaces
2 Units	9 stacking spaces
3 Units	13 stacking spaces
4 Units	17 stacking spaces
5 Units+	19 stacking spaces

<u>Other Uses and Automatic Teller Machines</u>	
1 Unit	4 stacking spaces
2 Units	6 stacking spaces
3 Units	9 stacking spaces
4 Units	12 stacking spaces
5 Units+	13 stacking spaces

4. Parking Requirements

- a. Residential
 - Senior-Independent 0.6/unit
 - Senior-Assisted 0.4/unit
- b. Eating and Drinking Establishments
 - w/o pickup unit or >5K SF 1:50 SF
 - w/ pickup unit & seating (<5K SF) 1:65 SF
 - w/ pickup unit no seating (<5K SF) 1:65 SF
- c. Retail
 - 10,000 SF or less 1:250 SF
 - 10,001-100,000 SF 1:275 SF
 - >100,000 1:300 SF
 - Furniture Store 1:1000 SF
- d. Shopping Center
 - 25,000 SF or less 1:250 SF
 - 25,001-400,000 SF 1:235 SF
 - >400,000 1:225 SF
- e. Offices and Medical Uses
 - General Office 1:300 SF
 - Call Center 1:200 SF
 - Medical Office 1:250 SF
 - Clinic (outpatient uses) 1:200 SF
- f. Other Uses: Shall be per code

5. Shared Parking

- a. Shared parking is the use of a parking space by vehicles generated by two or more individual land uses without

conflict or encroachment. The ability to share parking spaces is the result of two conditions:

- i. Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses
 - ii. Relationships among the land uses that result in visiting multiple land uses on the same auto trip
- b. The key goal of shared parking is provide a balance between providing adequate parking to support a development or area from a commercial perspective and minimizing the negative impacts of excessive land area or resources devoted to parking.
- c. Reductions in total parking requirements are encouraged to minimize pervious cover and maximize building valuation. The minimum number of parking spaces for a mixed use development or where shared parking strategies are proposed shall be determined by a study prepared by the developer following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures. A formal parking study may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. If possible, these surveys should consider the seasonal peak period for the combination of land uses involved.
- d. Shared parking shall be considered in all future development plans.

6. Loading and Delivery Spaces

- a. Loading and delivery space details shall be provided and approved as part of a future development plan.

F. Utilities

1. Sanitary Sewer

- a. All sanitary sewer to service uses within the development shall be built to the standards of the Village of Sunbury or Delaware County and shall comply with all Ohio EPA requirements.
- b. In order to service all Subareas within the Development, a sanitary sewer shall be constructed by the applicant from its current terminus to the individual Subarea. The Village shall have no responsibility to construct such sanitary sewer, provided, however, the Village and Developer shall endeavor to use public private financing mechanisms like Tax Increment Financing, Community Development Authorities and other quasi-governmental financing structures to finance such improvements in accordance with the Development Agreement or as may be further provided in other agreements between the Village and the Developer. Sections S81.16.01 and SS81.15.11 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio shall apply.
- c. A master plan for sewer service to both subareas A and B shall be provided as part of the initial development phase.

2. Water

- a. Central water services shall be obtained from the Del-Co Water Cooperative. All water services and mains shall be built to Del-Co and Genoa Township fire department (hydrants and fire flow pressure) standards.
- b. The Village shall have no responsibility to construct any water line to service any Subarea, provided, however, the Village and Developer shall endeavor to use public private financing mechanisms like Tax Increment Financing, Community Development Authorities and other quasi-governmental financing structures to finance such improvements in accordance with the Development Agreement or as may be further provided in other agreements between the Village and the Developer.
- c. A master plan for water distribution to both subareas A and B shall be provided as part of the initial development phase.

3. Storm Water

- a. The Developer shall be responsible to construct and maintain, subject to the disposition as agreed between the Village and the Developer, storm water management

- facilities in accordance with the requirements of the Village of Sunbury, the Delaware County Engineer, and all other local or federal applicable rules and regulations.
- b. The Village shall have no responsibility to construct any storm facilities to service any Subarea, provided, however, the Village and Developer shall endeavor to use public private financing mechanisms like Tax Increment Financing, Community Development Authorities and other quasi-governmental financing structures to finance such improvements in accordance with the Development Agreement or as may be further provided in other agreements between the Village and the Developer.
- c. Storm water management facilities may be constructed so as to be aggregated as between properties located within Subareas, or between Subareas, provided, however, such aggregated facilities or improvements shall be the subject of long term/permanent maintenance provisions subject to the review and approval of the Village of Sunbury.
- d. A master drainage plan for both subareas A and B shall be provided as part of the initial development phase.

G. Signage

- 1. A comprehensive site signage program shall be submitted for board approval prior to or in conjunction with the initial final development plan. This program shall identify and define sign classifications/types, location/placement, dimensions, height limitations, materials, message areas and illumination.
- 2. Preliminary signage design character is indicated on Exhibits K, L and M.

H. Lighting

- 1. A comprehensive site lighting program shall be submitted for board approval prior to or in conjunction with the initial final development plan.

II. Subarea A – Development Standards

A. Applicability of Standards

1. Development standards are addressed in this section regarding land uses, lot standards, traffic, vehicular access/circulation and building height. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Sections S81.16.01 and SS81.15.11 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio shall apply.
2. The standards presented in this section apply to development in Subarea A only.

B. Subarea Description

1. Subarea A is located at the north east quadrant of the Interstate 71/Sunbury Parkway Interchange, and is bounded on the west by Interstate 71, on the east by South Galena Road, on the north by the Tanger/Simon outlet mall and on the south by Sunbury Parkway.
2. Subarea A is approximately 117.93 acres in size.
3. Subarea A contains the southerly extension of Wilson Road which is currently under construction from SR 37/US 36 to the north boundary of the Subarea. This Subarea will contain the extension of Wilson Road from Sunbury Parkway north to the east boundary of the outlet mall.
4. Subarea A lies between the Interstate 71/Sunbury Parkway Interchange and the outlet mall, and will be developed for large, freeway oriented retail and commercial uses fronting on the north side of Sunbury Parkway, with controlled and coordinated access from Sunbury Parkway and the northerly extension of Wilson Road. Access from Subarea A to South Galena Road will be de-emphasized due to the condition of the road in this location. Subarea A is identified on the Subarea Plan attached to this Development Text.

C. Permitted Uses

1. Commercial and Office Establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with an approved future development plan.

2. Community Facilities such as libraries, offices or educational facilities operated by a public agency or government.
3. Commercial Establishments normally associated with and intended to service the traveling public with motels, gasoline/auto service stations, convenience stores which sell gasoline or restaurants.
4. Other Commercial ventures not prohibited by this or other sections of this Ordinance, of like or similar nature.
5. Senior (age 55+) residential facilities such as nursing homes, assisted living facilities, independent living facilities, continuing care retirement communities, empty nester condominiums, or other housing for the aged or congregate care residential which is HOPA compliant.
6. Those uses listed in Section S81.15.09-3 and -4, S81.15.10-3, S81.15.11-3(a) through (e) and Section S81.15.11-4 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio.
7. Drive-in or drive-up facilities developed in association with a permitted use

D. Conditional Uses

1. Free standing apartment/residential communities and apartments or residences in areas over or above the commercial storerooms or office facilities.
 - a. All apartments or other multi-family structures constructed within this district shall contain the following minimum floor space, to-wit:

One (1) bedroom unit	550 sq. ft.
Two (2) bedroom unit	750 sq. ft.
Each additional bedroom	120 sq. ft.

E. Prohibited Uses

1. Adult bookstores, adult motion picture theaters and adults only entertainment clubs.
2. Billboards and off premise graphics.
3. Used car lots not associated with a new car dealership.
4. Outdoor storage yards and self-storage units.

5. Storage of hazardous waste materials.

F. Lot Standards

1. Lot Area
 - a. The minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Lot areas smaller than this requirement are permitted with the variance requirements of the Village of Sunbury Zoning Code.
2. Lot Width
 - a. The minimum lot width shall be eighty (80) feet.
 - b. Lots widths smaller than this requirement are permitted with the variance requirements of the Village of Sunbury Zoning Code.
3. Lot Coverage
 - a. The maximum lot coverage shall be eighty-five (85) percent for impervious areas (building and pavement).
 - b. Pervious pavements and green roof areas shall not count toward the lot coverage total.
 - c. Lot coverage shall be calculated as an aggregate over the entire development parcel. Parcels A-1 and A-2 shall not exceed the maximum aggregate lot coverage. Development parcels are represented in Exhibits N and O.
4. Lot Setbacks
 - a. Interstate71: There shall be a minimum building setback of fifty (50) feet from the right-of-way and a minimum pavement setback of twenty-five (25) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
 - b. South Galena Road: There shall be a minimum building and pavement setback of one hundred (100) feet from the current/existing right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park

amenities and entry features may be located within this setback to enhance the rural character of the road corridor.

- c. Sunbury Parkway: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- d. Wilson Road: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- e. Public, Local Commercial Streets: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- f. Perimeter Property Lines: There shall be a minimum building setback of fifty (50) feet from the property line and a minimum pavement setback of twenty (20) feet from the property line.
- g. Interior Lot/Property Lines: There shall be a building and pavement setback of zero (0) feet.
- h. The intent of these provisions are graphically represented on Exhibits N and O.

G. Vehicular Access

- 1. Sunbury Parkway
 - a. Access from Sunbury Parkway shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.
- 2. Wilson Road
 - a. Access from Wilson Road shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.

- 3. South Galena Road
 - a. Access from South Galena Road shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.
- 4. The intent of these provisions are graphically represented on Exhibits N and O.
- 5. All thoroughfare access shall be provided and approved as part of a future development plan.

H. Building Height

- 1. No building shall exceed eighty-five (85) feet in height.
- 2. No building shall exceed forty-five (45) feet in height at one hundred (100) feet from the current South Galena Road right of way. The building height may increase one (1) foot for every additional five (5) horizontal feet from the building and pavement setback along South Galena Road, up to the maximum height of eighty-five (85) feet.

I. Landscaping and Screening

- 1. All yards, front, rear and side, shall be landscaped. Such landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner required of the Subdivision Plat. All landscaping used for screening purposes shall be non-deciduous. Landscaping standards shall be in strict compliance with Section 81.16.03, 81.16.19, 81.16.20 and 81.16.21 of this Ordinance.
- 2. A use allowed in this district shall entirely enclose its operation within a structure or behind screening. Open storage, service areas and loading docks shall be screened by walls, fences or shrubbery at least six (6) feet but not more than twelve (12) feet in height. These walls, fences or shrubbery shall be of a design so as to effectively screen such storage, production or service areas and loading facilities from adjoining streets or other zoning districts. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. Landscape materials shall be in strict compliance with Sections 81.16.03, 81.16.11, 81.16.19, 81.16.20, and 81.16.21 of the Village of Sunbury Zoning Ordinance.
- 3. Rural Setback: A rural landscape treatment shall be provided in the one hundred foot setback along South Galena Road. This treatment shall include preserved areas, naturalized areas, storm

water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.

- 4. Signage and Landscape Easement: A fifteen (15) feet wide easement shall be provided along all public street rights-of-way, in which a landscape treatment shall be installed. This treatment shall incorporate fencing, masonry piers, signage and/or landscaping that is part of a larger cohesive design that is applied throughout the development.

III. Subarea B– Development Standards

A. Applicability of Standards

1. Development standards are addressed in this section regarding land uses, lot standards, traffic, vehicular access and circulation and building height. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Sections S81.16.01 and SS81.15.11 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio shall apply.
2. The standards presented in this section apply to development in Subarea B only.

B. Subarea Description

1. Subarea B is located at the south east quadrant of the Interstate 71/Sunbury Parkway Interchange, and is bounded on the west by Interstate 71, on the east by South Galena Road, on the north by Sunbury Parkway and on the south by a single family subdivision.
2. Subarea B is approximately 132.80 acres in size.
3. Subarea B is anticipated to contain the extension of Wilson Road from Sunbury Parkway into the Subarea, to the southern property line.
4. Subarea B has significant visibility and ease of access from northbound Interstate 71 and will be developed for large, freeway oriented retail and commercial uses fronting on the south side of Sunbury Parkway, with controlled and coordinated access from Sunbury Parkway and the southerly extension of Wilson Road. Access from South Galena Road will be de-emphasized due to the condition of the road in this location. Subarea B is identified on the Subarea Plan attached to this Development Text.

C. Permitted Uses

1. Commercial and Office Establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.
2. Community Facilities such as libraries, offices or educational facilities operated by a public agency or government.

3. Commercial Establishments normally associated with and intended to service the traveling public with motels, gasoline/auto service stations, convenience stores which sell gasoline, restaurants, travel trailer parks for overnight parking or any other allied activity.
4. Other Commercial ventures not prohibited by this or other sections of this Ordinance, of like or similar nature.
5. Senior (age 55+) residential facilities such as nursing homes, assisted living facilities, independent living facilities, continuing care retirement communities, empty nester condominiums, or other housing for the aged or congregate care residential which is HOPA compliant.
6. Those uses listed in Section S81.15.09-3 and -4, S81.15.10-3, S81.15.11-3(a) through (e) and Section S81.15.11-4 of the Revised Zoning Ordinance (2012) of the Village of Sunbury Ohio.
7. Drive-in or drive-up facilities developed in association with a permitted use

D. Conditional Uses

1. Free standing apartment/residential communities and apartments or residences in areas over or above the commercial storerooms or office facilities.
 - a. All apartments or other multi-family structures constructed within this district shall contain the following minimum floor space, to-wit:

One (1) bedroom unit	550 sq. ft.
Two (2) bedroom unit	750 sq. ft.
Each additional bedroom	120 sq. ft.

E. Prohibited Uses

1. Adult bookstores, adult motion picture theaters and adults only entertainment clubs.
2. Billboards and off premise graphics.
3. Used car lots.
4. Outdoor storage yards and self-storage units.
5. Storage of hazardous waste materials.

F. Lot Standards

1. Lot Area
 - b. The minimum lot size shall be twenty thousand (20,000) square feet.
 - c. Lot areas smaller than this requirement are permitted with the variance requirements of the Village of Sunbury Zoning Code.
2. Lot Width
 - a. The minimum lot width shall be eighty (80) feet.
 - b. Lots widths smaller than this requirement are permitted with the variance requirements of the Village of Sunbury Zoning Code.
3. Lot Coverage
 - a. The maximum lot coverage shall be eighty-five (85) percent for impervious areas (building and pavement).
 - b. Pervious pavements and green roof areas shall not count toward the lot coverage total.
 - c. Lot coverage shall be calculated as an aggregate over the entire development parcel. Parcels B-1 and B-2 shall not exceed the maximum aggregate lot coverage. Development parcels are represented in Exhibits P and Q.
4. Lot Setbacks
 - a. Interstate71: There shall be a minimum building setback of fifty (50) feet from the right-of-way and a minimum pavement setback of twenty-five (25) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
 - b. South Galena Road: There shall be a minimum building and pavement setback of one hundred (100) feet from the current/existing right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the road corridor.

- c. Sunbury Parkway: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- d. Wilson Road: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- e. Public, Local Commercial Streets: There shall be a minimum building and pavement setback of thirty (30) feet from the right-of-way. Storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- f. Perimeter Property Lines: There shall be a minimum building setback of fifty (50) feet from the property line and a minimum pavement setback of twenty (20) feet from the property line.
- g. Interior Lot/Property Lines: There shall be a building and pavement setback of zero (0) feet.
- h. The intent of these provisions are graphically represented on Exhibits P and Q.

G. Vehicular Access

- 1. Sunbury Parkway
 - a. Access from Sunbury Parkway shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.
- 2. Wilson Road
 - a. Access from Wilson Road shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.

- 3. South Galena Road
 - a. Access from South Galena Road shall be in accordance with all standards and/or plans of the appropriate jurisdictional bodies.
- 4. The intent of these provisions are graphically represented on Exhibits P and Q.
- 5. All thoroughfare access shall be provided and approved as part of a future development plan.

H. Building Height

- 1. No building shall exceed eighty-five (85) feet in height.
- 2. No building shall exceed forty-five (45) feet in height at one hundred (100) feet from the current South Galena Road right of way. The building height may increase one (1) foot for every additional five (5) horizontal feet from the building and pavement setback along South Galena Road, up to the maximum height of eighty-five (85) feet.
- 3. No building shall exceed thirty-five (35) feet in height at fifty (50) feet from the southern residential property line. The building height may increase one (1) foot for every additional five (5) horizontal feet from the building and pavement setback along the southern residential property line up to the maximum height of eighty-five (85) feet.

I. Landscaping and Screening

- 1. All yards, front, rear and side, shall be landscaped. Such landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner required of the Subdivision Plat. All landscaping used for screening purposes shall be non-deciduous. Landscaping standards shall be in strict compliance with Section 81.16.03, 81.16.19, 81.16.20 and 81.16.21 of this Ordinance.
- 2. A use allowed in this district shall entirely enclose its operation within a structure or behind screening. Open storage, service areas and loading docks shall be screened by walls, fences or shrubbery at least six (6) feet but not more than twelve (12) feet in height. These walls, fences or shrubbery shall be of a design so as to effectively screen such storage, production or service areas and loading facilities from adjoining streets or other zoning districts. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.

Landscape materials shall be in strict compliance with Sections 81.16.03, 81.16.11, 81.16.19, 81.16.20, and 81.16.21 of the Village of Sunbury Zoning Ordinance.

- 3. Rural Setback: A rural landscape treatment shall be provided in the one hundred foot setback along South Galena Road. This treatment shall include preserved areas, naturalized areas, storm water management facilities, landscaping, multi-use paths, open space, park amenities, signage and entry features may be located within this setback that contributes to the coordinated appearance of the corridor.
- 4. Signage and Landscape Easement: A fifteen (15) feet wide easement shall be provided along all public street rights-of-way, in which a landscape treatment shall be installed. This treatment shall incorporate fencing, masonry piers, signage and/or landscaping that is part of a larger cohesive design that is applied throughout the development.
- 5. Landscape Buffer: A fifty (50) foot wide landscape buffer shall be provided along the perimeter of the property where indicated on Exhibits P and Q. The buffer treatment shall consist of earth mounding, fencing, and/or evergreen plant material, see Exhibit R.